

Delegated Report

Planning Ref: 24/01149/HOU

Applicant: Dan Gebala

Ward: Newbold Verdon with Desford & Peckleton

Site: 7 Grange Close Newbold Verdon Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Two storey side extension

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks planning permission for a two storey side extension to a dwelling, 7 Grange Close, Newbold Verdon.
- 2.2. The amended proposed two storey side extension would extend 4.2 metres in width from the side elevation of the dwelling. It would be constructed flush with the main front elevation at ground floor but set back by 0.5 metres at first floor and would extend 8.5 metres in depth at ground floor and 7.4 metres in depth at first floor to be fully flush with the main rear elevation. It would have a dual pitched gable sided roof form with matching eaves height as the main roof and very slightly lower ridge height than the existing main ridge. It would have a lean-to roof between the ground and first floor to the front elevation. It is proposed that the extension would be constructed with matching corresponding external materials as the existing dwelling with smooth off-white render to the front ground floor elevation and matching red facing brick to all others along with matching grey concrete interlocking roof tiles and grey uPVC windows.
- 2.3. Amended plans have been submitted to provide a set back at first floor. Re-consultations have been undertaken.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Newbold Verdon on a corner plot at the end of a small cul-de-sac on a residential estate. It is a two storey semi-detached house with gable sided main roof form, a shallow lean-to roof over the ground floor front window, a dual pitched roof gable fronted porch extending forward of the front elevation and a single storey extension with lean-to roof form across its rear elevation. It is constructed predominantly with red facing bricks but also with smooth off-white render to the ground floor front elevation, the front porch and the rear extension, grey interlocking concrete roof tiles and grey uPVC windows. It occupies a large corner plot that widens significantly from the front to rear boundaries and is enclosed by 2 metres high solid close boarded timber fencing with either dark grey (front and side) or natural staining (rear and side). The 11 metres deep site frontage is completely hard surfaced with loose stones and provides at least three off-street car parking spaces.
- 3.2. The cul-de-sac in which it is located comprises similar semi-detached dwellings, many of which have been altered and extended since construction in various ways, including two storey and single storey side extensions and front porch extensions of varying design and style. The four existing two storey side extensions within the cul-de-sac all have set backs at first floor and a subordinate ridge.

4. Relevant planning history

23/00072/HOU

- Single storey rear extension and front porch
- Permitted
- 02.03.2023

23/00271/NMA

- Non-material amendment to planning permission 23/00072/HOU for the use of smooth render to the external walls of the approved extensions in lieu of matching facing bricks
- Permitted
- 12.04.2023

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. No responses have been received as a result of public consultation.

6. Consultation

6.1. No objection has been received from Leicestershire County Council (Ecology).

6.2. No response has been received from Newbold Verdon Parish Council.

7. Policy

7.1. Core Strategy (2009)

- No relevant policies

7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

8. Appraisal

8.1. Extensions and alterations to existing domestic properties within settlement boundaries are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon parking provision
- Biodiversity

Design and impact upon the character of the area

- 8.2 Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of various forms of house extensions and states:

'Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property.'

- 8.3 Rather than being setback, the proposed two storey side extension would extend flush with the existing main ground floor front elevation but the amended proposal would have an appropriate set back of 0.5 metres at first floor as required by the adopted GDG. It is considered that the amended proposal would have appropriate depths of 8.5 metres at ground floor and 7.4 metres at first floor to be fully flush with the main rear elevation. It would also have an appropriate dual pitched gable sided roof form to reflect that of the existing main roof with appropriate matching pitch and eaves height. The ridge height would be only very marginally lower than the main ridge (and not 0.5 metres as required by the adopted GDG), but this would not be uncharacteristic of other similar extensions within the cul-de-sac in this respect. In addition to this, the proposal would extend 4.2 metres in width from the side elevation which would exceed half the 5.65 metres width of the existing dwelling. However, notwithstanding this, it is considered that the amended proposal would nevertheless appear as an appropriately proportioned addition that would not overwhelm the existing dwelling or unbalance the semi-detached pair to any significant visual detriment. By virtue of the proposed setback at first floor and its siting to the far side elevation of the application dwelling within this corner plot at the end of the cul-de-sac, the amended proposal would not be visually prominent within the street scene or result in any significant adverse visual impacts upon the character or appearance of the surrounding area. It would have an appropriate lean-to roof between the ground and first floor to the front elevation that would link with the existing front porch and lean-to roof and integrate the extension to the existing dwelling.
- 8.4 It is proposed that the extension would be constructed with appropriate matching corresponding external materials as the existing dwelling with smooth off-white render to the front ground floor elevation and matching red facing brick to all other elevations along with matching grey concrete interlocking roof tiles and grey uPVC windows. The design includes appropriately proportioned and aligned fenestration that together with the external materials proposed would ensure a satisfactory and unified appearance.
- 8.5 By virtue of the siting, scale, amended design and subject to the proposed use of matching corresponding external materials to ensure a unified appearance, it is considered that the amended proposal would respect and complement the scale, character and appearance of the existing dwelling, street scene and the surrounding area. The amended proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.7 The proposal would be approximately 11 metres from the front corner and offset from the near side elevation of the neighbouring dwelling to the north (No. 8) which lies perpendicular to the application dwelling. The front elevation of the proposal would therefore face directly towards and across the site frontage of No. 8. Notwithstanding that the proposed first floor bedroom window would enable oblique views into the large side garden of No. 8, it is considered that the existing front elevation bedroom windows already do this, albeit at a slightly further separation distance, and that therefore the proposal would not result in any significant loss of privacy to the occupiers of No. 8 over and above the current situation.
- 8.8 By virtue of the siting of the proposal to the far east side elevation, it would have no adverse impacts on the privacy or residential amenity of the occupiers of the adjoining semi-detached neighbouring dwelling to the west (No. 6). There are commercial (retail) and community uses to the south and east of the site and therefore no loss of any residential amenity or privacy to any other neighbouring occupiers.
- 8.9 By virtue of the siting, scale, design and separation distances it is considered that the proposal would not result in any significant adverse impacts upon the privacy or residential amenities of the occupiers of any neighbouring dwellings. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide. No objections to the proposal have been received from the occupiers of any neighbouring dwellings.

Impact upon parking provision

- 8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.11 The proposal would result in the provision of two additional bedrooms and a five bed roomed dwelling. The local highway design guide would seek the provision of a minimum of three off-street parking spaces to serve a dwelling of this size. The existing 11 metres deep site frontage is completely hard surfaced with loose stones and provides at least three off-street car parking spaces of appropriate size. This level of existing off-street parking provision is adequate to serve the resulting five bed roomed dwelling and therefore the proposal would be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

Biodiversity

- 8.12 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. The proposal relates to an extension and alteration to an existing dwelling located within the settlement boundary of Newbold Verdon where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF (2024).
- 10.2. By virtue of the siting, scale, amended design and subject to the proposed use of matching corresponding external materials to ensure a unified appearance, it is considered that the amended proposal would respect and complement the scale, character and appearance of the existing dwelling, street scene and the surrounding area. By virtue of the siting, scale, design and separation distances it is considered that the proposal would not result in any significant adverse impacts upon the privacy or residential amenities of the occupiers of any neighbouring dwellings. Adequate off-street parking of a minimum of three spaces and private rear amenity space of approximately 140 square metres would be retained to serve the resulting five bedroomed dwelling. The proposed extension is considered to be in accordance with Policies DM1, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and is therefore recommended for approval subject to conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan Drawing No. 1672/SL received by the local planning authority

on 19 December 2024 and Proposed Block Plan Drawing No. 1672/BP Rev A and Proposed Floor Plans and Elevations Drawing No. 1672 Rev A received by the local planning authority on 22 January 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extension and alteration hereby permitted shall match the corresponding materials of the existing dwelling and as detailed on the submitted Proposed Elevations Drawing No. 1672 Rev A received by the local planning authority on 22 January 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.